

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 2 May 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL407 Apologies for Absence

There were no apologies for absence for this meeting.

PL408 Declarations of Interest

Members had no declarations of interest for any items on this agenda.

PL409 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 April 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL410 Matters for Report

410.1 Notice of Appeal

**410.1.1 EPF/0178/23 – 79 Whitehills Road, Loughton, IG10 1TU.
Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase. (Appeal ref no: APP/J1535/D/23/3320126 – Min no PL365.1)**

The Committee NOTED the information received from Epping Forest District Council.

PL411 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

411.1 Application No: EPF/0296/23

Officer: Rhian Thorley

Location: 87 Goldings Road, Loughton, IG10 2QW

Proposal: Demolish existing garage and replace with two storey side extension with hipped roof, rooflights and integrated garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0675/23

Officer: Muhammad Rahman

Location: 297 High Road, Loughton, IG10 1AH

Proposal: Store fit out and new external fascia and temporary graphic vinyls on store front during works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0679/23

Officer: Muhammad Rahman

Location: 297 High Road, Loughton, IG10 1AH

Proposal: New external fascia and temporary graphic vinyls on store front during works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0695/23

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front and rear extension. two storey side and part first floor rear extension.

The Committee OBJECTED to this application, reiterating its previous comments to planning application EPF/2864/22 for this site, min no PL337.1, which were:

“The Committee OBJECTED to this application on the grounds that the proposal was building beyond the building line and would knock out the symmetry of this pair of semis, resulting in a terracing effect which would set a dangerous precedent in this area, negatively impacting the street scene. The first-floor balcony would be imposing on the amenity of the neighbours. Members considered in-filling the gap with a single storey extension with pitched roof would be more acceptable.”

Application No: EPF/0697/23

Officer: Alastair Prince

Location: Consort House, 49 Forest View Road, Loughton, IG10 4DY

Proposal: Alterations and extensions to existing detached house including loft conversion, altered fenestration, basement extension with raised balcony over, extension and alteration to the existing utility area and gym to make a new double garage with store under and structural glass link to new detached annexe building on ground and basement levels.

The Committee OBJECTED to this application. Members considered the proposal by reason of the position and configuration of the rooms and garage alluded to a second property.

The Committee did not believe that the applicant had addressed its previous objection regarding the boundary treatment for this site, and reiterated its previous comments that it would result in a negative impact on the street scene and was out of character with the road which had an open aspect.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0724/23

Officer: Rhian Thorley

Location: 5 Staples Road, Loughton, IG10 1HP

Proposal: Re- design of the front garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0729/23

Officer: Robin Hellier

Location: 19 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: TPO/EPF/06/16

T1: Oak - Crown reduce to previous pruning points, as specified. Crown thin, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

Application No: EPF/0780/23

Officer: Robin Hellier

Location: 27 High Road, Loughton, IG10 4JJ

Proposal: TPO/EPF/09/97

T8: Cedar - Crown reduce by up to 2m, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

Application No: EPF/0869/23

Officer: Robin Hellier

Location: 8 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: TPO/CHI/02/70 (Ref: A1)

T1: Ash - Crown reduce by up to 4m, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

411.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0238/23

Officer: Muhammad Rahman

Location: Roding Valley Recreational Ground Roding Road Loughton IG10

Proposal: Lawful Development Certificate for proposed relocation and upgrade of children's play area.

Application No: EPF/0671/23

Officer: Mohinder Bagry

Location: 48 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Loft conversion involving rear dormer and 2no front facing roof lights. Ground floor front porch extension.

Application No: EPF/0693/23

Officer: Alastair Prince

Location: 45 River Way, Loughton, IG10 3LJ

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Application No: EPF/0725/23

Officer: Ian Ansell

Location: Alderton County Junior And Infant School, Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Proposed lawful Development Certificate submission for proposed new hard surface measuring 28sqm.

Application No: EPF/0745/23

Officer: Caroline Brown

Location: 52 River Way, Loughton, IG10 3LH

Proposal: Certificate of lawful development for proposed garden room.

411.3 Others – provided for information only: EPF/0759/23, EPF/0793/23, and EPF/0891/23

The Committee NOTED the information received from Epping Forest District Council.

PL412 Decisions

412.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL413 Licensing Applications

No licensing applications had come to the attention of officers.

PL414 Enforcement and Compliance

414.1 No reports had been received.

Signed:

Date: 15 May 2023